



GlenEagles Community Association

Landscaping Strategy and 5-Year Plan 2024 to 2028

April 11, 2024

Purpose:

To develop a 5-year plan to transition GlenEagles' boulevards, parks, and islands from a reliance on high water demand and intensive landscaping to more sustainable xeriscaping alternatives. By using native plants, naturalized plants, trees, ground covers, and other features we can create environmentally friendly, attractive, efficient, and cost-effective outdoor space.

Xeriscaping is the practice of designing our boulevards, parks, and islands in such a way as to use as little water as possible. The plants used for xeriscaping will be more likely to survive periods of drought or water restrictions that are placed on our community.

Objectives include:

- Ensuring more environmentally friendly and integrated landscapes limiting the use of herbicides and pesticides
- Planting drought resistant landscapes reducing the need for irrigation
- Lowering ongoing maintenance costs
- Fostering healthy ecosystems, insects, birds, and wildlife
- Encouraging community involvement and social interactions
- Maintaining GlenEagles' reputation as Cochrane's premier community

Vision:

To ensure that GlenEagles provides, protects, enhances, and maintains attractive sustainable landscaping options that strengthen our connection to nature and are responsive to the challenges of ongoing climate change and government regulations.

Background:

- GlenEagles has over 13 acres of green space, all of which was initially managed by the GlenEagles Community Association (GECA) and was heavily dependent on grass areas that required irrigation

- In 2016, the maintenance of the parks and islands transitioned to the Town of Cochrane (the ToC) and GECA maintained the boulevards and the entrance at Highway 1A
- While GECA continues to water the boulevards, the ToC stopped irrigating the parks and islands; and there has been no irrigation for the past 3 years
- Based on ToC priorities/watering guidelines, they will NOT restart irrigating GECA parks and islands
- Similarly, GECA must reconsider our irrigation practices based on climate changes and significantly increased water costs
- As a result, the GECA Board made the decision to transition to more sustainable landscaping alternatives

What's Involved in Transitioning to Xeriscaping Landscaping?

Xeriscaping involves the use of multiple strategies to create environmentally friendly and climate appropriate landscapes that are aesthetically pleasing. These can include:

Use native & naturalized plants:

- Perennials
- Shrubs
- Plants providing nectar, seeds and berries for pollinators, insects, birds, animals and people
- Adapted to local climate



Plant trees to:

- Provide shade that helps retain ground moisture
- Act as a wind buffer
- Create natural air conditions in the summer
- Control soil erosion
- Increase property values



Use groundcovers to:

- Reduce/eliminate mowing requirements by replacing grass with mulch, decorative stones, and low-growing plants like fescues or micro-clover
- Retain moisture, reduce maintenance, eliminate irrigation, and save money



Foster sustainable water use by:

- Reducing run-off, maximizing absorption
- Encouraging water conservation, re-use
- Minimizing water loss and waste



Reduce maintenance by:

- Minimizing lawn mowing, trimming, pruning, and cultivating etc.
- Mulching leaves in the fall
- Reducing or eliminating pesticides/herbicides
- Using natural fertilizers
- Reducing noise, lowering costs, and enabling re-allocation of funds



How Will We Get There?

This is a 5-year plan, with the foundational work being completed over the first 3 years, followed by continuous improvement and enhancement initiatives. We will achieve this by leveraging partnerships, encouraging community participation, a systematic approach and project prioritization, and clearly defined accountabilities.

GECA

Focus on boulevards and transitioning the islands



ToC

Focus on the Parks and environmental reserve



COMMUNITY

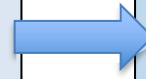
Focus on our yards. Participate in GECA initiatives

2024: Foundational

Pilot initiatives & community participation

Focus areas: The Landing, View Park, Wearmouth Park

- Reduce lawn areas
- Plant trees, shrubs, perennials, community watering
- Pilot groundcover project(s)
- Introduce Adopt an Island community initiative
- Promote program adoption for residents at home - workshop
- Enhance ToC collaboration



2025: Foundational

Replicate successful initiatives & Increase community participation

Focus areas: GE Islands 9, 10, 15, 16, View Park, GW Island 6, Wearmouth Park and Playground Upgrade

As for 2024, plus:

- Increase groundcover project(s)
- Focus on tree planting
- Promote Adopt an Island community initiative
- Organize sustainable landscapes at home workshop
- Review maintenance requirements
- Sustain ToC collaboration



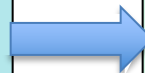
2026: Foundational & Enhancement

Continue initiatives & tweak community participation

Focus areas: GE Islands 1, 2, 14, Wearmouth Park

As for 2025, and:

- Review sustainability progress, fill foundational gaps
- Implement enhancement project(s)
- Adapt maintenance program
- Adjust community participation initiatives
- Sustain ToC collaboration



2027: Enhancement

Improvement initiatives

Focus areas: All

- Fill foundational gaps
- Enhancement project(s)
- Establish sustainable community participation levels
- Adapt maintenance program
- Progress review with ToC



2028:

Continuous improvement & maintenance initiatives

Focus areas: All

- Monitor and review gaps
- Maintain foundational/enhancement projects
- Sustain community participation
- Sustain maintenance levels
- Progress review with ToC

Next Steps:

- Review strategy with the ToC and the Board and make agreed-upon adjustments
- Obtain Board approval for the final plan
- Meet with condo board landscaping representatives to review and align plans
- Finalize first year projects and meet with landscaping contractors to finalize scope of work and obtain quotes
- Establish effective communication strategy for community participation
- Communicate plan
- Host community sustainable landscapes workshops
- Conduct year end reviews and incorporate feedback as we move forward

Appendix #1 - GECA Landscaping Map

| Parks | |
|--------------|---|
| 1 | Murphy Brothers |
| 2 | Fenton |
| 3 | Wearmouth |
| 4 | View |
| Green Spaces | |
| 5 | Gleneagles Signage & Entrance from Highway 1A |
| 6 | GE Close Island |
| 7 | Pathway to TOC Pathway |
| 8 | GE View Bumpout |
| 9 | GE View Island 1 |
| 10 | GE View Island 2 |
| 11 | GE Landing Green Space |
| 12 | GE Landing Blvd |
| 13 | GE Landing Island |
| 14 | GE View Island 3 |
| 15 | GE View Island 4 |
| 16 | GE View Island 5 |
| 17 | GE East Entranceway |
| 18 | GE West Entranceway |
| | Playground |
| | Garbage Receptacles |

